

Houghton Area Master Plan (HAMP)

Citizen's Review Committee (CRC)

Meeting Summary of September 9, 2003

CRC members attending: Margaret Fowler, Cathy Rex, Margie Hildebrand, Suzanne Bott, Frank Salbego, Thomas Sayler-Brown, Jeff Simms, Al Wiruth for Michael Tone, Phil Swaim, Lex McGraw.

CRC members absent: John Grabo, Tony Novelli, Ken Abrahams, Curtis Lueck, Dale Calvert, John Macko, Peter Backus, Brent Davis, Mark Frederickson, Carl Maass, Ray Schneider, Roy Schoonover, James/Betty Shinn, Frank Wilczek, Linda Morales Sandie Jacobson, Sheila Enos, Peggy Nolte, Suzanne Miles, Sarah Craighead.

Technical Advisory Team members attending: Frank Souza, Calvin Baker
Interested Parties: Jorge Ortiz

Opening

Facilitator Freda Johnson opened the meeting at 6:10 PM. She led a round of introductions, and then reviewed the proposed agenda for this special meeting. She asked for comments on the August 12, 2003 Meeting Summary. The summary was accepted by general agreement as it was distributed.

Discussion

Freda reviewed the two questions posed for discussion by those present. These were 1) to identify and list issues and concerns associated with future development in the Houghton Area Master Plan and 2) to identify topics for the October CRC meeting. She agreed to note topics on poster paper as they were identified during discussion and this list would serve as a record of the meeting.

Items are numbered for reference. Topics for the October meeting are listed together even though they were identified at different points in the meeting.

1. CRC role with State Lands...any clout?
2. Can State Lands accept or reject our HAMP plan?
3. What are the rules for buying the [State] land?
4. What is the State's plan? Its vision?
5. How closely would developers follow the HAMP plan?
6. How much of the 7200 acres [in HAMP] be residential? How much is commercial? Is the 7200 acres all State land? Response: At least 7000 acres in HAMP are State owned.
7. All need to understand "desert village".
8. Residential/commercial balance: a big question.
9. Revisit basic concepts of HAMP such as existing conditions; e.g., floodplains
10. Outline of policies and procedures—work back from this.
11. Regarding the Desert Village concept, cannot envision this; people so close together. Want to see ¼ or 1/3 acre lots with larger homes. Need to have big box stores—need economic base and infrastructure. How many houses will go in?

Houghton Area Master Plan (HAMP)
Citizen's Review Committee (CRC)
Meeting Summary of September 9, 2003
Page 2

12. We need policies to plan for big box commercial uses.
13. We can decide what the future will be out here. Staff will provide information.
14. Wastewater treatment facilities. All utilities.
15. Transportation information: Houghton corridor.
16. Multi-modal alternatives not being examined in the Houghton Corridor.
17. Need a sustainable community for both residential and commercial. Need energy standards, water use standards, recharge of water runoff, solar applications, southwest architecture, economic viability of village centers, schools be part of village centers.
18. Need connectivity. HOAs cannot shut off areas.
19. How hold developers' feet to the fire to comply with HAMP?
20. Governance. Neighborhood associations can influence developers.
21. Parks: have developers contribute dollars for facilities.
22. Schools. Consider avoiding crossings especially on major streets. Consider this in transportation planning.
23. Joint land use study; will trades from HAMP area be possible in future?
24. Provide minutes of Technical Advisory Team meetings to CRC.

October 14, 2003 requests for agenda topics

Have and discuss outline [of HAMP Plan]

Provide aerial map showing boundaries of HAMP and the State's plan. Show 1500 acres subject to sale.

HAMP relationship to others: military, National Park.

Update on flow chart tasks by staff

Review coordination with County on Technical Advisory Team

Report on status of property on west side of Houghton

Request presence of Greg Keller at CRC meetings

At the meeting, copies of an announcement of the Houghton Corridor project public open house meetings were distributed. Dates of upcoming meetings are September 29 and October 1.

In response to questions raised during discussion, Michael Wyneken reminded the group that copies of existing area and neighborhood plans are available at the City's web site. He added that copies of these plans can be provided to people without Internet access. Further, he commented that parts of existing land use plans are in conflict with the adopted General Plan. He clarified that once the HAMP plan is adopted other land use plans within the HAMP boundaries would no longer be valid. *

The meeting concluded at 8:15 p.m.

* The Civano Masterplan, the Mesquite Ranch Subdivision Plan, and the Desert Willows Subdivision Plan will not be amended by HAMP. The Pantano South Area Plan and the Esmond Station Area Plan will be amended to exclude the HAMP study area. Upon adoption, the HAMP will become the guiding area plan for the HAMP study area.